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MAPLE VALLEY LOGISTICS

SE 231st St and Witte Rd SE

Maple Valley, WA

Design Review Project Narrative

Project Description:

Project is a single story 112,104 SF delivery station building for distribution of local deliveries located at SE 231st St and Witte Rd SE in Maple Valley near SR 169 and Hwy 18. The 32.01 acre site was previously a gravel pit and is currently not occupied. The proposed extension of SE 231st St bisects the site and is a major determinant for the building position, in addition to the tenant requirements for storage, parking and staging of delivery vans, as well as employee parking.

Traffic and Parking:

There are three operational routes of circulation required by the Tenant:

Routing of delivery station employees working onsite occurs from Witte Road to an associate parking lot on the west corner of the site, with direct access to the main associate entrance through the building office area. This route is separated from other access and egress points. The number of associate parking stalls is dictated by the number of employees involved in the logistics of the delivery station. This number includes parking for employees handling goods that arrive via trailer-trucks, employees loading delivery vehicles, employees controlling conveyance systems, as well as administrative staff.

Truck circulation occurs from SE 231st Street to loading docks at the east end of the building.

Delivery vans are parked and stored on site, with the majority entering the van loading area from 231st, and exiting to Witte Road after being loaded.

A dedicated fire access lane runs along the south side of the building and fire fighting vehicles have additional access to the building from the associate parking and truck court.

Parking and vehicle storage areas are landscaped and screened from the rights-of-way through setbacks, buffers and landscape types per the Maple Valley Municipal Code.

Building:

The main floor area of the building is used to convey packages from the truck docks to the van loading zone beneath the canopy via a system of conveyers. There are no traditional storage racks.

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The west and north sides of the building are visible from Witte Rd, with the north elevation being most visible from 231st as it extends into the site.

The south elevation abuts the slope to the south and will not be visible from the Witte nor 231st.

West Elevation: This is the side of the building that is the main entrance for employees. Both the employee entrance as well as the customer service center are defined by metal clad projecting canopy structures that contrast with tilt up concrete panels that are the building envelope. This elevation is further modulated by storefront glazing as well as varying parapet heights.

North Elevation: Varying parapet heights and a canopy protecting the loading zone serve to modulate this elevation. In addition, contrasting colors are used to define out-loading door locations and to add vertical definition to the façade.

South Elevation: Only a portion of this elevation is exposed to view from Witte, and is defined by the customer service center that wraps around that corner. In order to maintain a clear fire access lane between the building and the sloped topography at the south side of the site, there is minimum modulation of the vertical plane. Varying parapet heights and contrasting paint on the walls add rhythm to the elevation.

East Elevation: This is the truck loading dock. Varying parapet heights add vertical definition to the façade. Due to the functional aspect of this area, there is minimum modulation of the vertical plane.